

**OFFICIAL RECORD**

Requested By:

DOCX LLC

PIN Tax ID #: 131934002017

This Instrument prepared by:

WFNVSTDR-5 11/17/05

**RONALD E. MEHARG**

When recorded, return to:

**DOCX, LLC**

1111 ALDERMAN DR., SUITE 350

ALPHARETTA, GA 30005

770-753-4373

Mail Tax Statements To:

**JOHN C HIXSON AND SHERRY L HIXSON**

1425 FOOTHILL ROAD

GARDNERVILLE, NV 89410

Project #: 708WFHM

Reference #: 708-0024061533



\* 7 0 8 - 0 0 2 4 0 6 1 5 3 3 \*

Secondary Reference #: 20060114 (R045)

Property Address:

1425 FOOTHILL ROAD

GARDNERVILLE, NV 89410

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 2 Fee: 18.00  
BK-1205 PG- 8763 RPTT: 0.00



**SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE**

**WHEREAS**, that certain Deed of Trust described below provides that the holder of the Note secured by said Deed of Trust may appoint a successor Trustee to any Trustee thereunder appointed; and

**WHEREAS**, the indebtedness secured by said Deed of Trust having been fully paid and satisfied:

**NOW THEREFORE**, Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc., whose address is 2701 WELLS FARGO WAY, MAC X9901-026, MINNEAPOLIS, MN 55467, being the present legal owner and holder of the indebtedness secured by said Deed of Trust, does hereby substitute and appoint, **WELLS FARGO BANK, N.A.** as successor Trustee, and as Trustee does hereby reconvey, without warranty, to the person or persons entitled thereto, all the estate, title, and interest held by it, as Trustee, under said Deed of Trust, to the property described therein.

Trustor(s): **JOHN C. HIXSON AND SHERRY L. HIXSON, HUSBAND AND WIFE**

Original Trustee: **UNITED TITLE OF NEVADA**

Original Beneficiary: **WELLS FARGO HOME MORTGAGE, INC., A CORPORATION**

Date of Deed of Trust: 4/15/2003

Loan Amount: \$159,700.00

Date Recorded: 4/22/2003

Book: 0403

Page: 10557

Instrument #: 0574286

Comments:

and recorded in the official records of **Douglas** County, State of **Nevada**, and more particularly described on said Deed of Trust referred to herein.

**IN WITNESS WHEREOF**, the undersigned has caused these presents to be executed on this date of 12/14/2005.

**WELLS FARGO BANK, N.A.**

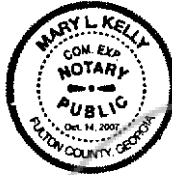
  
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**JESSICA LEE TE**  
VICE PRESIDENT LOAN DOCUMENTATION

State of GA  
County of FULTON

On this date of 12/14/2005, before me, the undersigned authority, a Notary Public duly commissioned, qualified and acting within and for the aforementioned State and County, personally appeared the within named JESSICA LEETE, known to me (or identified to me on the basis of satisfactory evidence) that he/she is the VICE PRESIDENT LOAN DOCUMENTATION of WELLS FARGO BANK, N.A., and was duly authorized in his/her respective capacity to execute the foregoing instrument for and in the name and in behalf of said corporation and that said corporation executed the same, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on the date hereinabove set forth.

  
Notary Public:



MARY L. KELLY  
Notary Public - Georgia  
Fulton County  
My Comm. Expires Oct. 14, 2007